
Site Address: 7 Lauren Mews, Sea Front, Hayling Island, PO11 0AG
Proposal: The erection of a first-floor rear terrace area to include 1.1 and 1.8 metre high balustrades
Application Type: Full Planning Permission
Application No: APP/22/00982 Expiry Date: 05/01/2023
Applicant: Mr Newman
Agent: Mr Patton Case Officer: Joseph Toole
Patton Architecture +
Development Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Lauren Mews, Sea Front, Hayling Island, is a three storey dwelling located on the east end of Lauren Mews. The dwelling comprises of facing brickwork and white render with slate roof tiles. Vehicular access is from Sea Front with designated parking.

The house is located within a predominately residential area with flats in Annes Court to the east and other properties in Lauren Mews to the west.

The Lauren Mews terrace row is adjacent to the former Royal Shades Public House which is now a vacant and a Grade II listed building. However, the application site itself is closest to an adjacent block of modern flats.

The application site is located within Flood Zone 3.

2 Planning History

No relevant planning history.

3 Proposal

The proposal would involve the erection of a first-floor rear terrace area to include 1.1 and 1.8 metre high balustrades. The proposal has been amended removing the existing staircase, reducing the accessible roof space and providing 1.8 metre obscure screening along the eastern boundary. This was due to concerns of overlooking on the occupiers of Annes Court and No.6 Lauren Mews.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Clare Satchwell - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Property Services Manager

No Comment.

Hampshire Biodiversity Information Centre

Within 50m Notable and protected Species - Lyme-grass, Sea-buckthorn, Early Meadow-grass, Fiddle Dock, Marram, Sea Sandwort, English Stonecrop, Sand Sedge, Smith's Pepperwort, Upright Chickweed, Sand Cat's-tail

Within 50m - Priority Habitat - Lowland Dry Acid Grassland

Within 50m SSSI - Sinah Common

Conservation Officer

The proposed works would be located to the rear of the dwelling. Given the separation distance between the application property, being on the opposite end of the terrace row to where the adjacent listed building is located, the impact of the proposed works would not result in harm to the setting of the heritage asset.

Conclusion

NO OBJECTION

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 74

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 Comments received

Comment	Officer Comment
No objections to the decking area. Fully support the proposal.	Noted
Privacy barrier on western side of the structure to be erected would not lose a significant amount of privacy	This is not part of the proposal. Please see Section 7 for neighbour impact

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact on adjacent listed building
- (iv) Impact upon residential amenity
- (v) Ecology
- (vi) Flood Risk

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The size and design of the terrace, staircase and balustrade are considered to be in keeping with the flats and as a result not considered to have a negative impact upon the character of the area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on adjacent listed building

7.5 The Council's Conservation Officer commented on the application stating that due to the separation distance between the application property, being on the opposite end of the terrace row to where the adjacent listed building is located, the impact of the proposed works would not result in harm to the setting of the heritage asset. This would comply with policies CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations).

(iv) Impact upon residential amenity

- 7.6 The proposed sun deck would be located within the rear garden of the property which faces onto the 'Sea Front'. As there would be a 1.8 metre high obscure screen on the eastern side it is not considered to cause harmful overlooking into the flats at Annes Court. This screening has been recommended to be conditioned to the decision notice.
- 7.7 In terms of the properties within the Mews, the proposed sun deck is not considered to cause significantly more overlooking than already created from the existing balcony.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(v) Ecology

- 7.9 The proposed works would be within 50 metres of notable and protected species. Due to the nature of the proposed works it is not considered to have a harmful impact upon the ecology of the area.

(vi) Flood Risk

- 7.10 The application site is located within Flood Zone 3. Due to the nature of the proposed works, it is not considered to result in a harmful increase in flood risk (with the ground level remaining open underneath the terrace), thus complying with CS15 of the Havant Borough Council Core Strategy (2011).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00982

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans - Drawing No. PAD/354/02 B

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to first use of the first floor rear terrace hereby permitted details of a screen to the eastern side of the terrace to a height of no less than 1.8m above finished terrace floor level shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be provided prior to the first use of the first floor rear terrace and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Within 3 months of the date of this permission the existing external staircase to the existing roof shall be removed.

Reason: To prevent overlooking to adjacent dwellings and having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.